

**Staff Review and Report
Large Scale Comprehensive Plan Amendment
2010**

CASE NUMBER: CP-A2010-0001

DATE: April 13, 2010

APPLICANT: George Sola et. al. (Monarch Ranch)/Cecilia Bonifay –
Akerman Senterfitt

REQUESTED ACTION: To transmit to the Florida Department of Community Affairs a Proposed Amendment to the Future Land Use Map of the Comprehensive Plan and to add a new Policy to the Future Land Use Element.

<u>Current Future Land Use Designation</u>	<u>Acres</u>	<u>Proposed Future Land Use Designation</u>
Agricultural	2,866 acres MOL	Industrial and inclusion in the Urban Development Area

Proposed Policy

Add Policy 7.1.2.19 to the Future Land Use Element to limit development of subject property to a maximum of 16.3 million square feet of industrial and require any development of the property to be approved as a Development of Regional Impact.

Revise Policy 7.1.16.1 of the Future Land Use Element to change the existing requirement that any Development of Regional Impact (DRI) must proceed through the sector planning process to a requirement that only DRIs that exceed the residential DRI threshold (750 dwelling units for the County) must proceed through the sector planning process

GENERAL DESCRIPTION AND BACKGROUND

The application requests a change of Future Land Use from Agricultural to Industrial on 3,266 acres MOL. The subject property is bounded by the Florida Turnpike to the north, I-75 to the west, CSX S-line railroad on the east, and City of Coleman to the south. The proposed amendment is intended to provide a major industrial activity center at the intersection of major state transportation corridors (I-75, Florida Turnpike, SR 44, CSX S-line railroad. See attached Exhibit A.

PART I: LAND USE AMENDMENT ANALYSIS

ADJACENT LAND USE

Property to the north of the subject property has Industrial, Commercial, and Agricultural future land uses. Property to the south of the subject property is within the City of Coleman and is under consideration by the City for a limerock mine. Property to the east of the subject property

is within the City of Wildwood and has an Industrial future land use. Property to the west of the subject property has a Conservation future land use and is primarily owned by the Southwest Florida Water Management District.

The subject property is located within an area of the county that was identified through the County's visioning process in 2008 as a major future industrial activity center.

SHOWING OF NEED / LAND USE SUITABILITY

Policy 7.1.2.17 of the Future Land Use Element of the Sumter County Comprehensive Plan requires any amendment to Industrial demonstrate the need for the amendment and availability of necessary public facilities. This application includes a needs and public facilities analysis in Exhibits A, B, E, F, G. Staff concurs with the analysis provided in the referenced exhibits.

Environmental Resources The application contains an environmental assessment of the subject property for wildlife and vegetative communities (Exhibit C). This environmental assessment documents the extent of wetlands on the subject property and the relative likelihood of the presence of listed species. The subject property does contain environmental constraints, primarily related to the presence of wetlands. These constraints are acknowledged by the applicant in the application. In fact, due to the environmental constraints, the applicant has assumed that approximately 50% of the subject property is not developable and has limited the associated development entitlements based on this reduction.

Historic Resources The application contains a listing of sites recorded with the State of Florida Master Site File within the vicinity of the subject property. None of the 11 sites listed are located on the subject property.

CONCURRENCY ANALYSIS

Traffic Services

The application contains analysis of the traffic impacts for the proposed amendment. The traffic analysis concludes that level of service deficiencies on I-75, US 301, and C-470. The traffic analysis provides a conceptual framework for transportation improvements to mitigate impacts and enhance transportation services. These conceptual improvements include a US 301-By-Pass from south of the City of Coleman to SR 44, potential new interchanges on I-75 at CR 514 and Florida Turnpike with the US 301-By-Pass.

A unique transportation asset of the subject property is the potential for rail access. The subject property has approximately 2 miles of frontage along the CSX S-line railroad. This expansive rail frontage is relatively unique in Florida and provides an opportunity of the development of an intermodal distribution center utilizing rail.

Given the large scale of the proposed industrial future land use amendment, the applicant's proposed policy for the amendment includes a requirement that a Development of Regional Impact (DRI) must be approved prior to the commencement of any development activities. The DRI process will provide for the

additional refinement of the transportation impacts mitigation requirements. In addition, the proposed new policy related to this land use amendment provides for standards related to the mitigation of transportation impacts through the DRI process.

Recreation

The proposed amendment has no impact on recreation.

Potable Water & Sewer

There are no central water or sewer services at the subject property. However, the application includes a letter from the City of Wildwood stating the City's intent to provide potable water and wastewater services to the subject property.

Storm Water Drainage

All development must conform to County and Southwest Florida Water Management District regulations for stormwater systems.

PART II:

PROPOSED AMENDMENTS TO THE TEXT OF THE COMPREHENSIVE PLAN

The application contains a proposed new policy and a revised policy to the Future Land Use Element.

The proposed new policy would limit the development potential of the subject property and provide for protections of sensitive environmental resources and mitigation of transportation impacts. The proposed policy is as follows:

Policy 7.1.2.19 – The Monarch Industrial Park (MIP) is located at the intersection of Interstate 75, the Florida Turnpike, State Road 44 and the CSX Railroad S-Line and development therein shall adhere to following standards:

- a. The MIP project is an Industrial Park that includes a functional integration of industrial, warehousing, manufacturing and supporting commercial and office uses. All uses allowed in the industrial zoning category shall be allowed in the MIP. Consistent with Policy 7.1.1.2(h) the MIP shall be implemented through PUD Planned Industrial zoning.
- b. The maximum industrial square footage within the amendment area shall not exceed 16,335,000 square feet of industrial uses, which equates to approximately a .25 FAR on the Net Buildable Acreage within the amendment area. For purposes of this Policy, Net Buildable Acreage shall mean total gross acreage less those wetlands on-site qualifying as jurisdictional wetlands as determined by the applicable regulatory review agency.
- c. Before any development can occur within the MIP, the proposed development must be processed and approved as a Development of Regional Impact (DRI), as defined in Chapter 380.06, Florida Statutes and Chapter 28-24, Florida Administrative Code, complying with all applicable financial feasibility and infrastructure requirements. Until said approval of a DRI for the MIP, land use

density and intensity shall be restricted to 1 dwelling unit per 10 acres and other uses permitted by the Agricultural Land Use Designation.

d. The MIP shall be developed in a manner to promote a transportation system, both on-site and off-site, consistent with the goals of providing mobility that is energy efficient includes green development principles and is financially feasible. The DRI for the MIP shall also identify the procedures for determining transportation needs, identifying funding mechanisms, the protection of transportation corridors and the monitoring of transportation impacts.

e. The MIP shall implement the concept of transportation mobility in all aspects of the transportation network design. This emphasis is consistent with the concepts of reduced energy requirements, reduced greenhouse emissions and reduced transportation facility expenditures. The MIP shall promote transportation efficiency, including reduced vehicles miles, promote walking by providing safe, appealing and comfortable street environments. All development within the MIP shall implement these design concepts.

f. For off-site transportation improvements, if a development needs to pay proportionate fair-share or proportionate share toward a needed improvement to meet concurrency and the remainder of that improvement's cost is not programmed for funding in either the 5 year Capital Improvements Element or the 10-year Concurrency Management System, then the sum of those proportionate share dollars shall be directed to improve specific facilities (pipe-lining) on a priority basis as determined by the county, except as it relates to the FDOT Strategic Intermodal System (SIS) facilities wherein FDOT will determine how funds will be directed. The County will consult and coordinate with all impacted roadway maintaining agencies (including FDOT and the Cities) regarding priorities on other than SIS facilities. The development will be approved if an agreement is executed on how the funds will be directed. The county reserves the right to condition the approval of development on the availability of funding for all necessary infrastructure to support and provide capacity for the proposed development. In the event the developer is responsible for off-site impacts, off-site county roads constructed by the developer with proportionate share dollars may be eligible for transportation impact fee and/or mobility fee credits. However, any said credit shall not exceed the amount of impact fee and/or mobility fees actually generated by the development.

g. Proposed activities within the MIP shall be planned to avoid adverse impacts to wetlands and the required buffers as described in Policies 3.1.4 – 3.1.4.13. Land uses which are incompatible with protection and conservation of wetlands shall be directed away from wetlands. However, it is recognized that development of this project may result in the loss of some wetlands. If these wetland impacts cannot be avoided, the developer shall impact only those wetlands which determined through applicable regulatory review to be of low ecological significance to the overall integrity of the larger wetland regime. Impacted wetlands shall be evaluated through the applicable federal, state and county regulatory review, with the goal of avoiding wetland impacts to the fullest extent practicable. Where land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands function, so as to ensure that there is no overall net loss in wetland function and

value. In cases where the alteration of the buffer is determined to be unavoidable, appropriate mitigation shall be required. It is also recognized that impacted or isolated wetlands may be enhanced or restored as part of water resource development or an approved alternative water supply project.

h. A phase I cultural resource assessment survey shall occur prior to initiating any project related land clearing or ground disturbing activities that are not agriculturally related within the project area. The purpose of this survey will be to locate and assess the significance of any historic properties that may be present. The resultant survey report must conform to the specifications set forth in Chapter 1A-46, Florida Administrative Code, and be forwarded to the Division of Historical Resources for comment and recommendation in order to complete the process of reviewing the impact of the proposed project on historic resources. Should significant resources be present, additional archaeological testing may be necessary, and/or protection and preservation of significant sites may be required.

The revised policy changes the existing requirement that all DRIs must proceed through the sector planning process to a requirement that only DRIs that exceed the residential DRI threshold (750 dwelling units for the County) must proceed through the sector planning process.

Policy 7.1.16.1. - Sector planning studies shall be required for all Developments of Regional Impact which include residential density above the established DRI threshold for Sumter County and for other areas as designated by the Board of County Commissioners. Such areas may include, but are not necessarily limited to highway corridors, interstate interchanges, areas of rapid growth or land use changes and areas of sensitive environmental resources. Upon completion of sector planning studies and adoption of a Sector Plan by the Board of County Commissioners, development within the Sector Plan area shall be pursuant to such adopted Sector Plan and the Comprehensive Plan.

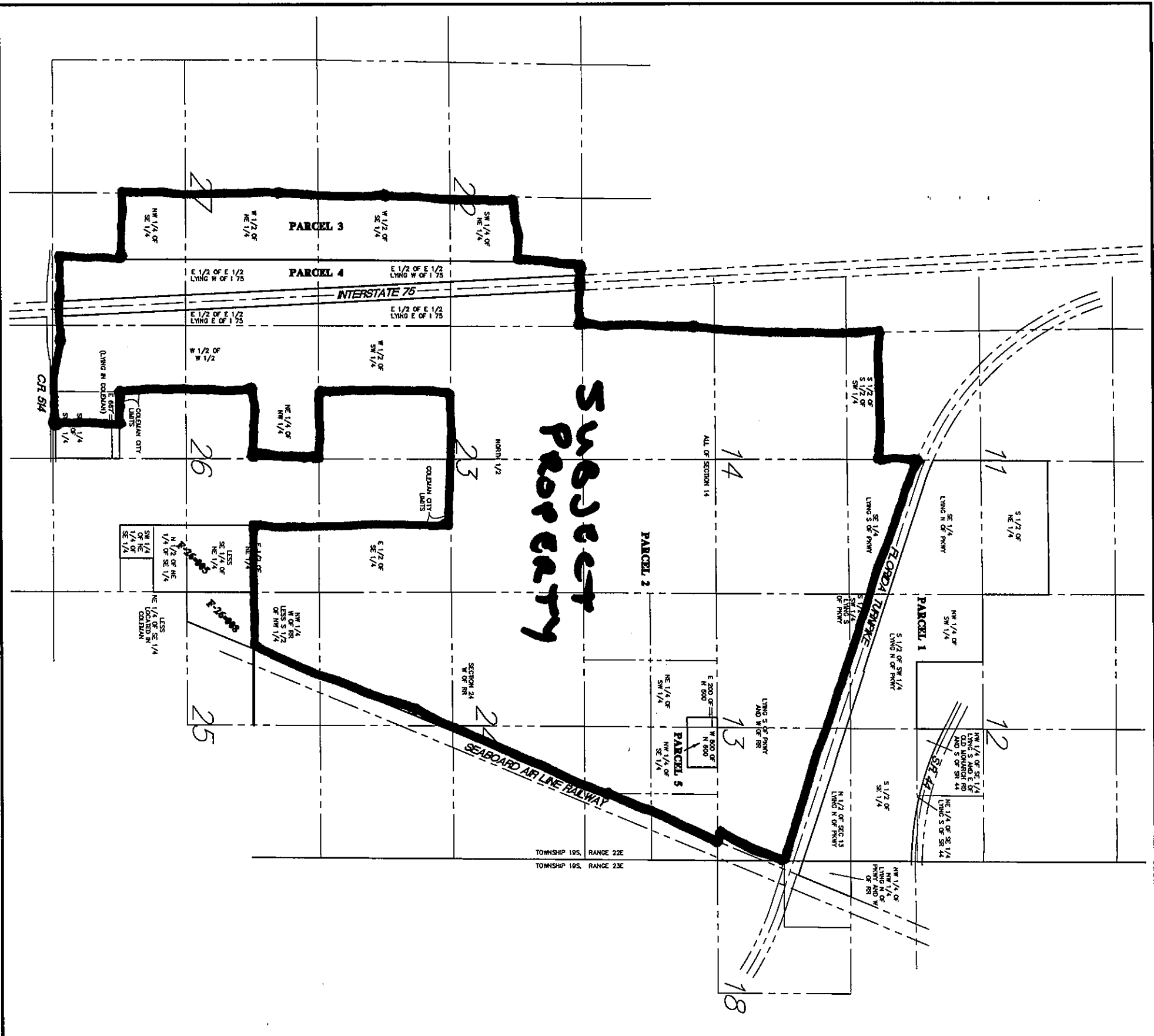
PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

None

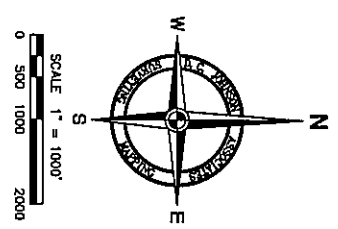
CONCLUSIONS AND RECOMMENDATIONS

Staff recommends that the proposed Future Land Use Map amendment and proposed policy be transmitted to the Florida Department of Community Affairs for its *Objection, Recommendation and Comment Report*.

ZAB RECOMMENDATION: Approve Transmittal (10-0)



LEGEND
PRWY = PARKWAY
RR = RAILROAD
SR = STATE ROAD




AREA TABLE
(LANDS LYING OUTSIDE
COLEMAN CITY LIMITS)

PARCEL 1	395.74	Acres
PARCEL 2	2478.74	Acres
LANDS LYING OUTSIDE SECTION 28-19-22		
PARCEL 3	239.49	Acres
PARCEL 4	134.20	Acres
PARCEL 5	13.77	Acres

AREA TABLE
(LANDS LYING WITHIN
COLEMAN CITY LIMITS)

PARCEL 2	19.45	Acres
LE 667 OF SE 1/4 OF SW 1/4 OF SECTION 28-19-22		
PARCEL F-26-005	70.38	Acres
PARCEL F-26-008	26.03	Acres



COHANSON
ASSOCIATES
SURVEYING AND MAPPING

PREPARED FOR
Akerman Senterfitt

**Northern Trust
Bank Property**

PROJECT NO: 2010-042A01.00001

DRAWN BY : RR

CHECKED BY : CHX

3/17/10

3/17/10

3/17/10

SCALE: 1" = 1000'

SHEET
1 OF 1

Phone: (352) 588-2768
Fax: (352) 588-2713
11911 South Curley Street
San Antonio, Florida 33576

Revised 4/7/10

LEGAL DESCRIPTION

Parcel No. 2

The South 1/2 of the South 1/2 of the Southwest 1/4 and that part of the Southeast 1/4 lying South of the Sunshine State Parkway in Section 11, Township 19 South, Range 22 East, Sumter County, Florida.

That part of the South 1/2 of the Southwest 1/4 of Section 12, Township 19 South, Range 22 East, Sumter County, Florida, lying south of the Sunshine State Parkway.

That part of Section 13, Township 19 South, Range 22 East, Sumter County, Florida, lying South of the Sunshine State Parkway and West of the Seaboard Air Line Railway right of way, less the East 200 feet of the North 600 feet of the Northeast 1/4 of the Southwest 1/4 and less the West 800 feet of the North 600 feet of the Northwest 1/4 of the Southeast 1/4 and less the following described parcel:

Beginning at a point on the East line of the Southeast 1/4 of the Northeast 1/4 265.6 feet South of the Northeast corner of said Southeast 1/4 of the Northeast 1/4; running thence South 394.7 feet, more or less, to a point on the Westerly line of Seaboard Air Line Railway right of way, which is 100 feet Westerly, measured at right angles, from the center line of the said railway company's main track; thence South 22° 20' West, parallel with said Main tract, a distance of 734.8 feet, more or less, to a point on the South line of said Southeast 1/4 of the Northeast 1/4; thence West 159.5 feet, more or less, to a point 250 feet Westerly, measured at right angles, from the center line of said railway company's main track; thence North 22° 20' East, parallel with said main track, a distance of 1161.5 feet, more or less, to the point of beginning.

All of Section 14, Township 19 South, Range 22 East, Sumter County, Florida:

That part of the East 1/2 of the East 1/2 of Section 22, Township 19 South, Range 22 East, Sumter County, Florida, lying East of right of way of 1-75.

The North 1/2; the West 1/2 of the Southwest 1/4; and the East 1/2 of the Southeast 1/4; Section 23, Township 19 South, Range 22 East, Sumter County, Florida.

That part of Section 24, Township 19 South, Range 22 East, Sumter County, Florida, lying West of the Seaboard Air Line Railway right of way. That part of the Northwest 1/4 of Section 25, Township 19 South, Range 22 East, Sumter County, Florida, lying West of the Seaboard Air Line Railway right of way, LESS the S1/2 of the NW 1/4 West of SCL RR located within the boundaries of the City of Coleman and consisting of 33 +/- acres.

The Northeast 1/4 of the Northwest 1/4; the West 1/2 of the West 1/2; the Southeast 1/4 of the Southwest 1/4; the East 1/2 of the Northeast 1/4; the North 1/2 of the Northeast 1/4 of the Southeast 1/4; and the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4; Section 26, Township 19 South, Range 22 East, Sumter County, Florida, LESS the SE 1/4 of the NE 1/4 and

the NE 1/4 of the SE 1/4 located within the boundaries of the City of Coleman and consisting of 70 +/- acres,

That part of the East 1/2 of the East 1/2 of Section 27, Township 19 South, Range 22 East, Sumter County, Florida, lying East of the right of way of 1-75.

That part of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 19 South, Range 23 East, Sumter County, Florida, lying South of the Sunshine State Parkway and West of the Seaboard Air Line Railway right of way.

LESS the East 667 feet of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 19 South, Range 22 East, Sumter County, Florida.

Parcel No. 3

The Southwest 1/4 of the Northeast 1/4 and the West 1/2 of the Southeast 1/4 of Section 22, Township 19 South, Range 22 East, Sumter County, Florida.

The West 1/2 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 22 East, Sumter County, Florida.

Parcel No. 4

That part of the East 1/2 of the East 1/2 of Section 22, Township 19 South, Range 22 East, Sumter County, Florida, lying West of the right of way of 1-75.

That part of the East 1/2 of the East 1/2 of Section 27, Township 19 South, Range 22 East, Sumter County, Florida, lying West of the right of way of 1-75.

Parcel No. 5

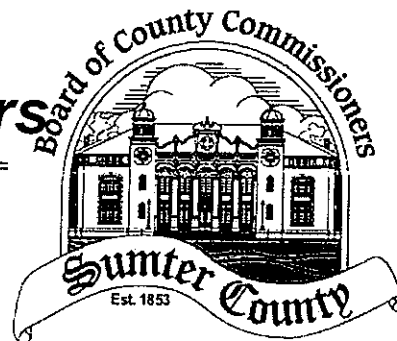
The East 200 feet of the North 600 feet of the Northeast 1/4 of the Southwest 1/4 and the West 800 feet of the North 600 feet of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 19 South, Range 22 East, Sumter County, Florida.

Board of County Commissioners

Division of Planning & Development

Planning Services

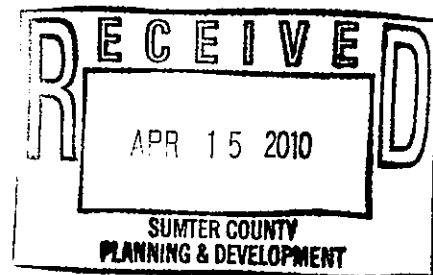
910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274
Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

February 7, 2008

FREE FLIGHT INTERNATIONAL INC
PO BOX 600
COLEMAN, FL 33521



To Whom It May Concern:

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property **Monarch Ranch**. This property is being considered for a **large scale land use amendment transmittal** at a public hearing.

CASE# CP-A2010-0001 to change the land use on **2,975 acres MOL** from **Agricultural** to **Industrial**.

The property is located as follows: Wildwood area: North on US 301. West on SR 44. Property is bounded by the Florida Turnpike to the north; I-75 to the west; and CSX Rail to the east.

The Sumter County Zoning & Adjustment Board will hold a transmittal hearing to be held at Colony Cottage Recreation Center, 510 Colony Blvd., The Villages, Florida, on **Monday, April 19, 2010, at 6:30 p.m.**

The Sumter Board of County Commissioners will hold a transmittal public hearing at Colony Cottage Recreation Center, 510 Colony Boulevard, The Villages, Florida, on **Tuesday, April 27, 2010, at 5:30 p.m.**

Hearings may be continued from time to time as found necessary. Any questions you may have should be directed to: SUMTER COUNTY PLANNING DEPARTMENT, 910 North Main Street, Suite 301, Bushnell, Florida, 33513 or 352-793-0270.

X

I approve of the above.

I do not approve of the above for the following reason(s): _____

Please return no later than April 16, 2010.

RE: CASE# CP-A2010-0001

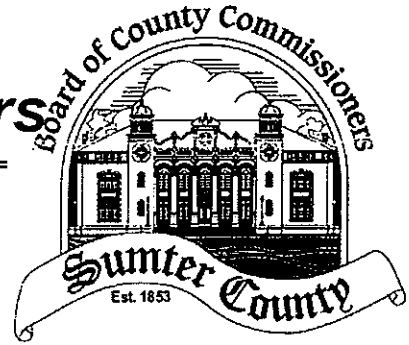
Board of County Commissioners

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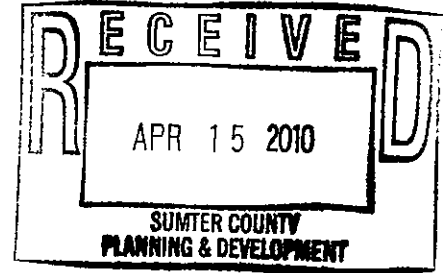
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NOTICE OF PUBLIC HEARING

February 7, 2008

BRANTLEY CAROLYN KAYE
PO BOX 433
COLEMAN, FL 33521



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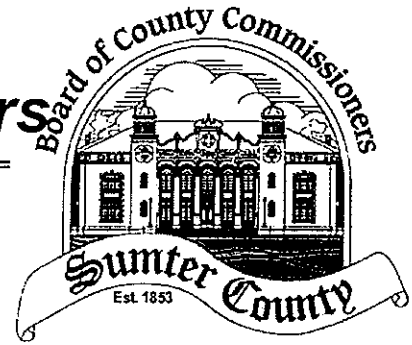
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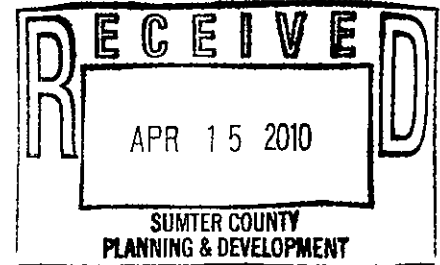
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SDC SERVICES INC
PO BOX 600
COLEMAN, FL 33521



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